



Move Beyond Your Expectations

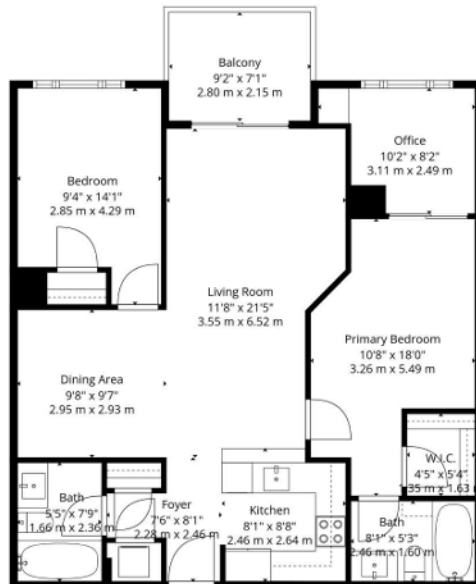
451 ROSEWELL AVENUE SUITE 415, TORONTO, ONTARIO,

2+1 BED 2 BATH

Sotheby's
INTERNATIONAL REALTY

Canada





Plan: Plan Created By: Calixtus App. Measurements: Cleared, Highly Reliable But Not Guaranteed.

IMPROVEMENTS

- Bosch Dish Washer.
- Samsung Electric Range with Flex Duo Oven.
- LG Over the Range Microwave/Hood Fan Combinations.
- LG Fridge.
- Installed Ceiling Spotlights for the kitchen area counter.
- Installed LED under the kitchen cabinets.
- Replaced a big wide Stainless-Steel Sink and the Faucet.
- Added Ecowater Purify Water System.
- Replaced with LG Front Load Washer and Dryer.
- Installed lighting on the dining room walls.
- Replaced with quartz counter tables, sink and faucet in bathroom.
- Replaced with 2 Smart Toilets.
- Dimmable lighting at the Entrance.
- Installed Hunter Douglas Blinders for 3 windows.

MOVE BEYOND YOUR EXPECTATIONS

451 Roswell Avenue Suite 415, Toronto, Ontario

2+1 Bed 2 Bath 2 Parking 1 Locker

Welcome to one of the largest suites in this highly sought-after Lawrence Park residence. This bright and spacious 2-bedroom plus den suite offers a thoughtfully designed split-bedroom floor plan, providing exceptional privacy and comfort. Sunlight fills the home through large windows showcasing a serene southwest, tree-lined view, complete with a welcoming balcony perfect for relaxing. Inside, you'll find multiple upgrades throughout, including enhanced lighting and upgraded stainless-steel appliances. The open concept living and dining area flows seamlessly to the balcony, creating a warm and inviting atmosphere. The oversized den makes an ideal home office or flexible workspace. The primary bedroom features a walk-in closet and a modern ensuite, while the second bedroom is generously sized and privately located. A rare highlight of this property is the 100 square foot private storage room, located just steps from your two tandem parking spaces—a level of convenience and space unmatched in this building. Nestled in one of Toronto's top school districts, this home is just steps from Avenue Road's vibrant selection of restaurants, cafés, boutique shopping, and within easy reach of scenic walking trails and parks.



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